



Draft

City of Santa Barbara 2012 Consolidated Action Plan



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2012 DRAFT ACTION PLAN

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Santa Barbara's 2010-2014 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2012 as part of the strategy. The 2012 Action Plan includes application for funds under two different HUD formula programs (**Community Development Block Grant and the HOME Investment Partnership Program**). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for FY 2012 to approximately \$1.36 million.

Housing and Community Development Strategic Plan

Vision for Change

The Strategic Plan brings needs and resources together in a coordinated housing and community development strategy. The strategy has been developed to achieve the following statutory goals for low-income residents: **provide decent housing, create suitable living environments, and expand economic opportunities.**

Housing and Community Development Objectives and Outcomes

DH-1 Availability/Accessibility for the Purpose of Providing Decent Housing

If needed, the Housing Rehabilitation Loan Program will provide emergency rehabilitation of substandard low to moderate income single-family units. The Housing Authority will renovate housing units owned by the Housing Authority. In addition, the City will support the Fair Housing Enforcement Program, Rental Housing Mediation Task Force, Legal Aid Foundation, and policies that help to overcome barriers to affordable housing.

DH-2 Affordability for the Purpose of providing Decent Housing

The City will combine funds from various sources including the Redevelopment Agency, HOME, private banks, and public housing development to create new housing. In addition, the Housing Rehabilitation Loan Program will rehabilitate substandard low to moderate income multi-unit housing.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

The City supports programs which provide emergency shelter and transitional housing for homeless persons, prevent individuals and families from becoming homeless, help

homeless persons to transition to permanent housing, and provide permanent supportive housing.

SL-3 Sustainability for the Purpose of creating Suitable Living Environments

The City supports a variety of social services including neighborhood centers, and public facilities improvements.

EO-2 Affordability for the Purpose of Creating Economic Opportunities

The Community Development Loan Fund will provide small business loans to persons who do not qualify for conventional bank loans.

Anti-Poverty Strategy

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

Housing and Community Development Resources

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carryout the Plan.

Coordination of Strategic Plan

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and service agencies are critical to the delivery of viable product/services. The Plan identifies the roles of the coordinating agencies, regular line agencies, the nonprofit entities, and private sector in developing affordable housing.

ONE-YEAR ACTION PLAN

The Action Plan identifies the proposed use of the \$1.36 million from the two formula grant programs (CDBG and HOME) and funds recaptured through "program income", and additional funds from local sources. Projects/programs that are operated citywide are noted as such. Most of the projects are concentrated in the most needy neighborhoods; those census tracts with 51% or more of the residents who are low- or moderate-income. Proposed FY 2012 CDBG and/or HOME projects are listed below:

- \$48,000 to Casa Esperanza for the operation of a homeless day center providing basic human services and supportive services for 1,500 homeless persons
- \$39,000 to Transition House for the operation of a transitional housing shelter that provides comprehensive anti-poverty, child day care, and supportive services for 250 homeless persons
- \$19,342 to Domestic Violence Solutions for the operation of an emergency shelter for 130 battered women and their children
- \$12,500 to Channel Islands YMCA "Noah's Anchorage", to assist in the operation of an emergency housing shelter for 100 homeless and disenfranchised youth
- \$11,923 to the City of Santa Barbara's Fair Housing Enforcement Program to respond to five inquiries and investigate reported cases of housing discrimination, as well as to educate the public on housing rights and responsibilities

- \$50,000 to the City of Santa Barbara's HOME Project for acquisition and rehabilitation of affordable rental and/or homeowner units
- \$170,000 for acquisition and/or new construction of a HOME Project for affordable housing
- \$50,000 in HOME program income funds for security deposit assistance to assist persons in securing permanent housing
- \$130,000 in HOME funds for tenant based rental assistance to assist homeless and special needs persons in securing permanent housing, including security Deposit Assistance
- \$134,606 in FY 2012 entitlement and \$146,540 in CDBG reprogrammed funds for a total of \$281,146 to Neighborhood Improvement Task Force projects (NITF) to install access ramps in low-income neighborhoods, to install bus shelters at bus stops in low-income neighborhoods, improve safety by installing upgraded lights and benches at the Westside Community Center, redesigning the existing bathrooms in order to make them ADA accessible at the Westside Center, and replacing the storm drain at the Cabrillo Ballfield.
- \$300,000 in CDBG repayment and \$32,588 in FY 2012 HOME for a total of \$332,588 to Housing Rehabilitation Loan Program to provide capital improvement housing loans for low to moderate-income persons in order to provide emergency rehabilitation, maintain and upgrade the City's low-income housing stock by eliminating hazards to health and safety, improve neighborhoods and halting the deterioration of the structures.
- \$45,000 to Girls Incorporated to replace 65 inoperable and outdated windows at their center, which serves 180 low and moderate income young girls.
- \$90,000 to Santa Barbara Neighborhood Clinics to rehabilitate the Eastside Dental Clinic that serves 3,530 low and moderate income clients.
- \$8,900 to install a security wall in the lobby to increase staff security Legal Aid Foundation, which provides free legal services to low income individuals, including victims of domestic violence.
- \$6,475 to install a toilet and sink at St. Vincent's Early Childhood Education Center's toddler classroom, which serves children of low-income single mothers.
- \$100,000 to Jewish Federation to bring the center's restrooms up to current building/ADA standards and replace the cracked and unsafe tile, level threshold elevations to match existing doorways to accommodate safe egress, as well as replace the plumbing that runs beneath the center of the facility which serves 950 low and moderate income persons, including at-risk youth and elderly persons.
- \$50,000 to Women's Economic Ventures to provide Self Employment Training Program scholarships to 25 low-moderate persons to establish, stabilize or expand their micro-enterprise businesses.

The Plan contains a special action plan for housing in 2012, showing national and local sources of funds for housing activities, the categories of housing activities to be undertaken and a listing of the number of estimated housing units to be developed.

Lead Agencies

The lead agency is the City of Santa Barbara, Community Development Department, Housing and Redevelopment Division, (805) 564-5461. Other resources include the Santa Barbara City Housing Authority. Another resource was the Santa Barbara Redevelopment Agency; however it has been dissolved by the State Legislature. The City of Santa Barbara has been designated as the successor to the Redevelopment Agency and will assume the former agency's capacities and responsibilities of managing assets and addressing obligations.

Evaluation of Past Performance

The 2012 Action Plan is the third for Santa Barbara's 2010-2014 Consolidated Plan. To date the City is on target to meet the goals of the second year of the five year plan. This will be reported in the Consolidated Annual Performance and Evaluation Report.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

The geographic area of the jurisdiction is described in detail in the Community Profile section of the City's Consolidated Plan starting on page 7. The City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the projects are concentrated in the most needy neighborhoods; those census tracts with 51% or more of the residents who are low or moderate income (census tracts 8.01, 8.02, 9, 10, 11.02 and 12.04). These areas are also areas of racial/minority concentration (see Maps 3 - 12). See Map 13 for a geographic representation of proposed FY 2012 CDBG and HOME projects.

- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*

The geographic distribution of programs is indicated within each of the specific objectives. In general, the City has a policy to reduce geographic concentration of racial/ethnic minorities and low-income households. Because Santa Barbara is a small city that is essentially built-out, only "in-fill" projects may be constructed and any site made available anywhere in the City is evaluated. The projects and programs being implemented in this Plan provide the greatest benefit to residents in low-income census tracts.

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels are divided in to: extremely low-income; very low-income, and; low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded during the five-year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five-year period. The City may also use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

Some of the non-housing community development needs found in HUD Table 2B of the Consolidated Plan are also addressed in the priorities. These needs were included based on public input to have these needs met immediately and based on the analysis of impediments to fair housing choice. The study of fair housing planning was conducted as an integral part of the Consolidated/Action Plan development.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

The Consolidated Plan identifies several obstacles in meeting underserved needs. Those can be found under the General Priority Needs Analysis and Strategies section. The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described above in order to make the most use of the City's available resources.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Table I below summarizes the federal, state and local resources expected to be made this year to address the needs identified in the Five-Year Consolidated Plan.

TABLE I RESOURCES EXPECTED TO BE AVAILABLE			
Source	Program	Anticipated	Grantee
Federal	CDBG Entitlement	\$792,279	City**
	CDBG Reprogram	146,540	City
	CDBG Repayment	400,000	City/NP*
	HOME	425,097	City**
	HOME Repayment	20,000	H.A.
	Section 8	22,250,000	H.A.
	PH Capital Fund Program	618,107	H.A.
	Continuum of Care	453,803	H.A/NP*
	LIHTC	5,379,624	H.A.
State	Redevelopment Successor Entity	17,873	H.A./NP*
Local	City Santa Barbara	375,575	County/NP*
	City Carpinteria	8,000	City/NP*
	City Goleta	17,000	City/NP*
	County General Fund		City/NP*
Other	Private Banks/Foundations	\$125,000	NP*
Total		\$31,028,898	

*NP = Non-Profits; FP = Private, For-Profits/

**\$ 238,456 is expected to be allocated for CDBG Program Admin., and \$ 42,509 expected to be allocated for HOME Admin.

Managing the Process

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*

The Housing and Redevelopment Division of the City of Santa Barbara Community Development Department acted on behalf of the City as the lead agency for development of the 2012 Action Plan (AP). The Housing and Redevelopment Division is responsible for managing HUD grant programs, developing housing policy and information, as well as managing the Redevelopment Agency, and its successor entity, activities. The Division is responsible for a number of programs, including:

- Community Development Block Grant and Human Services Grants
- Affordable Housing Development
- Housing Rehabilitation Loan program
- Fair Housing Enforcement
- Rental Housing Mediation

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

The City of Santa Barbara Community Development and Human Services Committee (CDHSC) served as the initial conduit for information gathering and plan review for this year's Action Plan (AP). In an effort to further broaden public participation of the AP, staff and the CDHSC had meetings with over 72 agencies/groups between September 2011 and March 2012. A public hearing was held on September 27, 2011 in the Community Development Meeting Room at 630 Garden Street. The hearing, which was noticed in two local newspapers, was held in the "early development stage" of the AP. Another public hearing was held on March 27, 2012 on the proposed activities to be included in the AP. The updated AP was made available for a 45-day period beginning March 22, 2012. All public meetings are properly noticed as per the Brown Act. All notices and agendas include the process to request accommodations or documents in alternate formats, if needed.

3. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

In an effort to enhance coordination, the City participates in the *South Coast Homeless Advisory Committee*, which meets monthly and is composed of a County Supervisor, Council members of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share information County-wide through these meetings since some members also attend the *Santa Maria City/County Homeless Coalition* and the *Lompoc City/County Homeless Coalition*.

In addition, one of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

The City will encourage all programs and services which are funded or under its influence to participate and use the local Consolidated Transportation Service Agency and the Community Resource Information Services directory. This directory of local programs, services and referrals is a useful asset for all public and private agencies in improving product/service delivery to the public. Finally, the City has helped implement and helps support the Ten-year Plan to End Chronic Homelessness, which works to increase coordination of homeless service providers, housing providers and street outreach workers.

Citizen Participation

1. Provide a summary of the citizen participation process.

Elements of the Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Public hearings for input and review of the Plan were conducted on September 27, 2011 and another scheduled for March 27, 2012. The draft report was available for public review for a 45-day period beginning on March 22, 2012, and notice to that effect was provided in two newspapers and on the City's Web Page. Copies of the Plan were made available online at www.SantaBarbaraCa.gov in the Public Library, City Hall, and at the Community Development Department.

Hearing/Meeting Dates

Public Hearing, CDHSC:	September 27, 2011
Public Meeting, City Council:	October 25, 2011
Public Meetings, CDHSC:	February 2, 7, 9, 14, and 16, 2012
Public Hearing, City Council:	March 27, 2012

September 27, 2011: Public Hearing to solicit input on housing, social service and non-housing community development needs from the public.

October 25, 2011: City Council approved FY 2012 – 2013 combined CDBG and Human Services application process and priorities.

February 2, 7, 9, 14, and 16, 2012: Community Development and Human Services Committee held open interviews with applicants and developed recommendations.

March 27, 2012: Public Hearing is scheduled for CDHSC Report on Funding Recommendations for FY 2012–2013 for CDBG and Human Services Funds

All public meetings were noticed as per the Brown Act. Notices included the process to request accommodations or documents in alternate formats, if needed.

The following agencies, groups and organizations participated in the development of the City of Santa Barbara's 2012 Consolidated Action Plan:

City of Santa Barbara City Council	Central Coast Commission for Senior Citizens
City of Santa Barbara Community Development Department	Center for Successful Aging
City of Santa Barbara Parks and Recreation Department	Casa Serena
City of Santa Barbara Public Works	Catholic Charities
Community Development Human Services Committee	Channel Islands YMCA
Housing Authority of the City of Santa Barbara	Child Abuse Listening & Mediation
County of Santa Barbara	City at Peace
AIDS Housing Santa Barbara	Community Action Commission
Academy of the Healing Arts	Community Kitchen
Bringing Our Community Home	Council on Alcoholism and Drug Abuse
Casa Esperanza	Domestic Violence Solutions for S.B. County
	Family Service Agency

Foodbank of Santa Barbara County
Friendship Center
Future Leaders of America
Girls Incorporated of Santa Barbara
Independent Living Resource Center
Jewish Federation
Legal Aid Foundation
Mental Health Association
New Beginnings Counseling Center
Noah's Anchorage YMCA
Pacific Pride Foundation
People's Self-Help Housing
Planned Parenthood
Primo Boxing Club
Rental Housing Mediation Program
Sanctuary House
Santa Barbara Community Housing Corporation
Santa Barbara County DA – Victim Witness

Santa Barbara Neighborhood Clinics
Santa Barbara Police Activities League
Santa Barbara Rape Crisis Center
Santa Barbara Family Care Center
SEE International
St. Vincent's
Storyteller Children's Center
The Boys & Girls Club
United Boys & Girls Club
Unitarian Society
Unity Shoppe
Transition House
Visiting Nurses & Hospice Care
WillBridge
Women's Economic Ventures

2. Provide a summary of citizen comments or views on the plan.

Comments will be added after the March 27, 2012 Public Hearing.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

In order to broaden public participation in the development of the Consolidated Plan, the Community Development and Human Services Committee consists of 13 members who represent specific areas and interests of the community including the disabled community, senior community, Latino community, African-American community, housing interests, and each of the four low-income neighborhoods in the City. Each Community Development and Human Services Committee meeting is properly noticed and is open to the public. Public Hearings are widely announced and publicized.

In addition, the City's Neighborhood Improvement Task Force met with the Santa Barbara Neighborhood Advisory Council, which was formed in 2010 to support the resident focus on neighborhood issues. Three community center advisory committees, committees located in low/moderate income census tracts, were restructured into one joint council, shifting focus from community center-based recommendations to neighborhood-based representation to serve as a vehicle for resolution of neighborhood issues.

During these meetings, citizens identified and prioritized capital project applications to be submitted for review by the Committee. The City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan will be made available in alternative formats accessible to persons with limited English proficiency or disabilities, upon request, by contacting the Housing and Redevelopment Division at 630 Garden Street, at (805) 564-5461, or estotts@SantaBarbaraCa.gov.

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

All comments will be reviewed and considered in the development of the Action Plan after the public review period ends.

Institutional Structure

- 1. Describe actions that will take place during the next year to develop institutional structure.**

Table II below shows the City of Santa Barbara's description of local institutional structure. The description includes private industry, nonprofit organizations and public institutions through which affordable and supportive housing is carried out. The institutional structure description assessed the existing strengths and gaps in the delivery system and set forth a plan for improvement. In this section, the City further describes the actions which will be undertaken as part of that plan to eliminate the identified gaps and to strengthen, coordinate and integrate the institutions and delivery systems.

**TABLE II
HOUSING DELIVERY SYSTEM
ORGANIZATIONAL STRUCTURE**

Institution	Strengths	Weaknesses
Public		
City Community Development Department	-Housing Rehabilitation Program -Planning Skills -Development Finance -Leadership/Technical Assistance -Housing/Social Services -Homeownership Program Advice	-Complex Regulations -Small Staff
County Department of Resource Management	-Planning Skills -Homeownership Program -Leadership/Technical Advice	-Limited Development -Overextended Staff
City Housing Authority	-Property Management, Rental Subsidy -Development Skills -Housing/Social Services	-Over Regulated by HUD
County Mental Health Department	-Finance/Technical -Outreach	-Excessive Paperwork
City Human Services	Child Care Program Housing/Social Services	-Coordinate with County
County Housing Authority	-Property Management, Rental Subsidy -Housing/Social Services	-Over Regulated by HUD
Private		
Banks & Savings Institutions (Lenders)	-General Skills in Underwriting, -Some Banks Strong on Community Reinvestment Act (CRA)	-Little Outreach -Some Weak on CRA
Business	-Some Employee-targeted Housing -Some Partnership with Public -Community Interest	-Limited Knowledge of - Housing
Developers	-Development Skills -Some Partnership with Public -Awareness of Housing Market	-Interested in Upper Income
Contractors	-Knowledge of Construction Factors Including Cost and Rehab	-Interested in Upper Income

A technical working committee called the Cities-County Joint Affordable Housing Task Group meets on a regular basis to share information and address regional housing issues. The group consists of elected officials from the County of Santa Barbara and the Cities of Santa Barbara, Carpinteria and Goleta, as well as staff from the City and County Housing Authorities, the Metropolitan Transit District and local housing providers.

In addition, the City participates in the *South Coast Homeless Advisory Committee*, which meets monthly and is composed of a County Supervisor, Councilmembers of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share information County-wide through these meetings since some members also attend the

Santa Maria City/County Homeless Coalition and the Lompoc City/County Homeless Coalition.

The Housing Authority of the City of Santa Barbara is under the jurisdiction of the City. The Housing Authority Commissioners are appointed by the Mayor and confirmed by the City Council. The City works closely with the Housing Authority in developing and maintaining Housing Authority rental stock. The Housing Authority is treated like any developer and must have any new developments approved through the regular planning/permitting process.

Public institutions (City and County) are continuing to streamline the regulations for development. Banks and savings institutions have continued to assist community programs as part of meeting their obligations under the Community Reinvestment Act (CRA). The banks are enhancing their CRA performance by assisting and funding the Community Development Loan Fund operated by Women's Economic Ventures and serving on the Community Development Human Services Committee.

Monitoring

- 1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Community Development Staff monitor project activities on a regular basis to ensure compliance with program requirements, including timely expenditure of CDBG and HOME funds. The Community Development and Human Services Committee will not recommend funding for a CDBG project without assurance that it can be completed within the fiscal year money is granted.

Monthly desk monitoring is performed when Public Service sub grantees submit monthly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. During the program year, staff conducts CDBG and HOME project on-site monitoring visits, where they observe the operation and management of the projects. On an annual basis, members of the Community Development and Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular status and fiscal reports for Davis/Bacon requirements throughout the course of the project, as well as frequent site visits by staff. HOME projects are monitored yearly following HUD approved guidelines.

In addition to monthly reports, year-end or project completion reports are required of all subgrantee agencies. Staff utilizes these reports in completing performance reports which are shared with the community at a public hearing and ultimately submitted to HUD.

During the period of affordability, the City will perform on-site inspections of HOME-assisted rental housing units to insure compliance with all HOME program requirements. HOME-assisted owner-occupied units are required to submit an annual compliance form.

In addition, a CDBG Administrative Manual, Sub-Recipient Manual, Construction Projects Manual, Davis-Bacon Compliance Manual, and Citizen Participation Plan have been created and/or updated. These documents are available to the public and distributed to inform the public and all participants of HUD regulations and City's policies and procedures. They are available on the City's web site www.santabarbaraca.gov and in alternative formats accessible to persons with limited English proficiency or disabilities, upon request, by contacting the Housing and Redevelopment Division at 630 Garden Street, by phone at (805) 564-5461, or by email to estotts@SantaBarbaraCa.gov.

Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

The following actions will be undertaken over the coming year to evaluate and reduce lead-based paint hazards.

1. The City of Santa Barbara Home Rehab Program will test for lead-based paint hazards whenever a housing unit is being evaluated on rehabilitation needs.
2. If lead-based paint is found to be a hazard, necessary risk reduction will be discussed with the unit owner.
3. Where lead-based paint is determined to constitute a hazard and the property owner qualifies for a CDBG loan, additional CDBG funds will be granted to reduce or eliminate the hazard.
4. The City maintains informational brochures on the dangers of lead-based paint. Brochures will be distributed to local real estate offices.

HOUSING

Specific Housing Objectives

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*

Two of the City's long-term strategic objectives are specific to the maintenance and development of affordable housing.

DH-1 - Availability/Accessibility of Decent Housing

Categories of Residents to be Assisted:

- Homeless
- Very Low, Low and Moderate Income Homeowners
- Very Low, Low Income Renters
- Elderly
- Large Family/Overcrowded
- Persons with Disabilities/Special Needs/AIDS Houses/Frail Elderly
- Female Heads of Household
- Small Families

- Minority-headed households
- Very Low Income and Low Income

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

DH-1.1 Home Rehabilitation Loan Program Single Unit

If needed, provide emergency rehabilitation of substandard single-family units located in census tracts 8.01, 8.02, 9, 10, 11.02 and 12.04 where large numbers of low income, minority and persons with disabilities reside. Urgent repairs that could eliminate hazards to health and safety are the main priority of the program. Lead-based paint abatement is a component of the program and every unit rehabilitated will be tested. Elimination or encapsulation remedies are implemented if lead is detected.

DH-1.2 Fair Housing/Discrimination Program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. This program helps eliminate barriers to housing and prevent homelessness, especially for minorities and small and large families who rent their housing.

Non CDBG/HOME Funded Activities:

1. The City's Housing Authority will renovate approximately 10 existing Public Housing units owned by the Housing Authority and occupied by low -income persons and will undertake several development improvements at various Public Housing sites, such as parking lot slurry, exterior paint, sidewalk repairs, roofing, and door replacements. These modernization activities continue to be severely curtailed from previous fiscal years due to the declining appropriations from Congress for the Capital Fund Program. In fact, the funding limitations have led the Housing Authority to submit an application to HUD to reposition all 496 units of Public Housing into the Authority's non-HUD portfolio and to request replacement vouchers for all residents affected by this change to ensure affordability of the units for current and future residents. The Housing Authority assists very low and low-income renters comprised of families, elderly, and disabled households through a variety of programs. The Authority's current inventory by program is as follows:

Program	# of units
Public Housing	496
Non-HUD/Locally Owned/Managed	669
Under Construction	66
Housing Choice Voucher	2,080
Shelter Plus Care	90
Total	3,311

The 66 units of the "Under Construction" category consists of two projects that are currently under construction or rehabilitation. The first development is Bradley Studios located at 512 Bath Street. This development includes 53 studio apartments and one

2-bedroom manager's apartment. The populations to be served at this development will include a mix of low-income downtown workers and low-income special needs populations including those that are homeless or formerly homeless. The Housing Authority received an allocation of Low-Income Housing Tax Credits in 2011 and construction began in January 2012. Construction completion and full occupancy is expected in December 2012.

The other project underway is located at 1020 Placido Avenue. This is a single family home purchased by the Housing Authority with a grant from the Redevelopment Agency of the City of Santa Barbara. The home is to be the new location of the South Coast's only detox facility operated by Council on Alcoholism and Drug Abuse (CADA). Rehabilitation is currently underway with an expenditure of the Housing Authority's own funds in the amount of \$330,000. Construction completion is expected by the end of April. Operations by CADA should begin in early May.

2. Legal Aid Foundation will provide legal services for 350 low-income households residing in the low-income census tracts who need legal assistance in elder law, family law, public benefits and housing (uninhabitable, eviction, unlawful detainer, etc.).

3. Rental Housing Mediation Task Force will assist 1,400 client callers for any person in a rental housing situation to prevent the possibility of displacement/ homelessness. This program serves many low and very low-income renter households.

Table III
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
CDBG Entitlement	\$11,923
City General Fund	\$50,000
County General Fund	\$25,000
City of Carpinteria	\$8,000
City of Goleta	\$17,000
Capital Fund Program (CFP)	\$618,107
CDBG Repayment (HRLP)	\$100,000

Geographic Distribution: Citywide

DH-2 Affordability for the Purpose of providing Decent Housing

Categories of Resident to be Assisted:

- Elderly/Frail Elderly
- Very Low Income
- Large Family
- Homeless
- Special Needs/Persons with Disabilities/AIDS diagnosed
- Female Heads of Households
- Renters
- Small Family

- Owners
- Low Income
- Moderate Income
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

DH-2.1 The City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will rehabilitate 20 units of substandard multi-unit homes during the fiscal year. Health and safety hazards are the main priorities of the program. Evaluating the energy efficiency of housing for lower-income households and achieving lower overall housing costs by reducing energy costs is also part of the program. Lead-based paint abatement is a component of the program and every unit selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected. Program income generated by rehabilitation loan repayments will be reused by the HRLP.

DH-2.2 HOME new affordable housing acquisition and rehabilitation funds will be used to help acquire and rehabilitate 2 low-income and/or owner housing units (See Table 3A).

DH-2.3 HOME new affordable housing construction funds will assist in the construction of 3 low-income rental and homeowner housing units (See Table 3A).

DH-2.4 HOME Security Deposit Assistance program will provide security deposit assistance to assist persons in securing permanent rental housing (See Table 3A).

DH-2.5 HOME Tenant-Based Rental Assistance program will provide rental assistance to homeless and special needs persons in order to secure permanent rental housing (See Table 3A).

The following table depicts the proposed use of 2012-2013 HOME Program funds.

	Total HOME	Rental	Owner	Match Use
New Construction (DH-2.3)	170,000	100,000	70,000	80,000
Acquisition – Rehab (DH-2.2)	50,000	40,000	10,000	40,000
Tenant-Based Rental Assistance (DH-2.5)	130,000	130,000	--	--
Housing Rehabilitation (DH- 2.1)	32,588	32,588	--	--
HOME Admin	42,509	--	--	--
TOTAL	\$425,097	\$588,551,627	\$80,000	\$120,000*

* We have a substantial HOME match excess, so FY 2011 projects may or may not generate additional match income.

The \$170,000 will be used to assist in the acquisition and/or new construction of affordable housing. There will be approximately three new home ownership units developed in the fiscal year, with approximately one being a minority homeowner. The \$50,000 will be used to assist in the acquisition and rehabilitation of rental and/or homeowner units. The \$130,000 will be used for rental assistance to assist homeless persons and other special needs groups in securing permanent rental housing. The \$50,000 will be used to help rehabilitate substandard multi-family units.

HOME Match Narrative

The City will make contributions that qualify as matching contributions pursuant to Section 92.218 of the HOME Final Rule. The form of the matching contributions will be consistent with Section 92.217 of the HOME Final Rule. All matching contributions will be used for affordable housing that meets requirements established under Section 92.219 of the HOME Final Rule. Excess match contributions made in any given year will be rolled over to the following year.

CHDOs and HOME

The City of Santa Barbara continues to work to identify CHDOs eligible for the 15 percent required set-aside, and to provide technical assistance in the requirements and opportunities presented by the HOME Program. Several nonprofit organizations have been identified and utilized as CHDOs. The City will work with the organizations further when they identify specific projects for funding. The potential funding for CHDOs is identified in the following table.

Activity	Proposed Use of HOME Funds	Amount to CHDOs
Acquisition/New Construction	\$170,000	\$50,000
Acquisition - Rehabilitation	\$50,627	\$15,000

To date the City has assisted CHDOs by informing them of relevant HUD trainings, providing them written material explaining the requirements for Board membership and Bylaws, and providing technical assistance on projects. The City continues to expand its list of potential CHDOs.

Market Conditions

The local market conditions that lead to use of HOME funds for tenant based rental assistance are outlined in the City's Consolidated Plan under Housing Market Analysis and Homeless Needs Assessment of the Plan (i.e. high rents, large number on Housing Authority waiting list for Section 8, low vacancy rates). In addition, as noted in the Housing and Homeless Needs Assessment section, extremely low- and very low-income persons have a severe cost burden because they pay over 50% of their income for rent and they need financial assistance in order to keep their housing. Likewise, the Housing and Homeless Needs Assessment section indicates that homeless persons and special needs groups need rental assistance to help them get into housing.

Policies and Procedures

The City revised its Affordable Housing Policies and Procedures in January 2010, which assure that HOME funds will not be invested in an amount greater than that necessary to provide affordable housing.

Homebuyer Activities

The City proposes to use HOME funds for homebuyer activities. Written agreements exist between the City, developer and individual homebuyer. Requirements consistent with the HOME Final Rule are incorporated into affordability covenants recorded against the property. The affordability period imposed by the City far exceeds the minimum period established in the HOME Final Rule. The City follows the Resale provisions (and not the Recapture provisions) as established in the HOME Final Rule and does not presume that market rate ownership housing exists in any area of the

City that would be affordable to low-income households without the imposition of enforcement mechanisms.

Our affordability covenants include the following provisions:

1. Language requiring that the housing is made available for subsequent purchase only to another low income buyer
2. Owner must occupy their home as a principal residence
3. Owners who sell their homes are guaranteed a fair return on their investment (including original purchase price and capital improvements)
4. Unit will remain affordable to a range of low-income household buyers
5. The affordability period exceeds the minimum period established in the HOME Final Rule. The period is 45 years. If the property is sold before the initial 45-year term has expired, then the new buyer signs a new 45-year covenant. (In no event will the term extend more than 90 years from the date of initial occupancy of the affordable unit).

Minority Outreach Program

The City has updated its Minority Outreach Program to correspond with the HOME regulations. Specific actions to be taken will comply with 24 CFR Section 85.36(e). The City will:

1. Place qualified minority businesses and women's business enterprises on solicitation lists;
2. Assure that minority businesses and women's business enterprises are solicited whenever they are potential sources;
3. Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by minority businesses and women's enterprises;
4. Establish delivery schedules, when feasible, which encourage participation by minority businesses and women's business enterprises;
5. Use the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and
6. Require prime contractors, if subcontracts are to be let, to take the affirmative actions specified herein.

Affirmative Marketing Requirements

The City has implemented an Affirmative Marketing Requirements for projects containing 5 or more HOME assisted units. This program includes advertising, on-site staff training, recordkeeping and application & selection process. It is overseen by the Housing Programs Supervisor.

Types of Investments

The City invests HOME funds consistent with 24 CFR 92.205(b). The majority of investments consist of deferred payment loans or grants.

Non CDBG/HOME-Funded Activities

1. The City Housing Authority will provide 2,080 Section 8 Housing Choice Rental Vouchers to very low-income persons/families who are City residents as well as 100 units of assistance under the Shelter Plus Care Program. Both Programs are anticipated to be fully utilized at 100% occupancy during the City's Fiscal Year.

Additionally, the City Housing Authority has commenced a new affordable housing project located at 512 Bath Street (AKA Bradley Studios) in downtown Santa Barbara. The acquisition of the land for this development was made possible by a prior-year low interest deferred loan from the City Redevelopment Agency in the amount of \$4,800,000. The City Redevelopment Agency also provided a \$3,600,000 loan to develop the project, and the Housing Authority succeeded in securing tax credits. project will serve a combined population of downtown workers and special needs/homeless.

With the recent abolition of Redevelopment Agencies statewide, future funding for projects like Bradley Studios is unlikely.

Table IV
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
HOME Program	\$425,097
HOME Repayment	\$20,000
Home Rehabilitation Loan Repayment/Program Income	\$300,000
Rental Vouchers – Section 8	\$22,250,000
LIHTC	\$5,379,624
Local Funds – RDA Successor Agency	\$17,873

Geographic Distribution: Citywide

4. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

See the list of anticipated FY 2010 funding for affordable housing activities in the answer above.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Management and Operation of Public Housing

The Housing Authority of the City of Santa Barbara is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority's Commission is appointed by the City Council. The Housing Authority continues to operate a Resident Services Department which works with Housing Authority tenants to address their needs with respect to self-sufficiency, coordination of job training, educational efforts, youth activities, and home ownership counseling. Improved management and operation by the Housing

Authority has begun and will continue as new ideas are developed into work plans. The Resident Services department seeks federal, state and local grant funding annually in order to facilitate the delivery of these services and activities. Additionally, a new affiliate non-profit, 2nd Story Associates, has been formed to seek additional funding opportunities for resident services programs.

The Housing Authority's Five-Year Action Plan, for the period of April 1, 2009 through March 31, 2014 examines the community's affordable housing needs and charts the Authority's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing. In addition, HUD has a management tool known as the Public Housing Assessment System (PHAS). This is a rating system that targets program delivery, management operations in general and the physical condition of our public housing units. One component of this system is a random survey sent by HUD to a statistically valid sample of residents. This survey asks the tenants to rate the agency on several factors that include the physical maintenance of the units and developments, general security, and customer satisfaction as to timeliness of work orders and resident involvement. Using the results of the survey, The Housing Authority is able to target specific areas that need attention.

Living Environment of Public Housing Residents

The Santa Barbara City Housing Authority has received national recognition for the excellent quality of its public housing stock.

As mentioned in the previous section, the amount of funding the Housing Authority receives from HUD on an annual basis for maintaining its Public Housing portfolio of 496 units has been decreasing due to budget issues at the federal level. Although the Housing Authority is receiving \$618,000 for the FY 2012 for modernization activates, this funding is down from a high of over \$1,000,000 in previous years. This decrease in funding is causing a backlog of capital needs to accumulate. The Housing Authority will continue its capital projects where it can with the limited funding. Such projects will include exterior painting, parking lot rehabilitations, sidewalk repairs, and roof replacements. The Housing Authority also makes extensive use of its Resident Council. Resident empowerment is high on the list of the Housing Authority's objectives. It is being realized through both educational and programs, youth conferences, summer art programs for children, gardening projects and other youth activities.

The Housing Authority continues to work with HUD to reposition its Public Housing developments from the Federal Public Housing program to the Authority's Non-HUD program. The units will continue to be rented to the existing residents and will remain available to low-income households. To preserve the affordability of the units whereby the residents pay no more than 30% of their income, the Housing Authority will be requesting Section 8 Housing Choice Vouchers for all 496 Public Housing Units. This repositioning plan will allow the Housing Authority to raise much needed capital to ensure needed rehabilitation of properties can occur and long term viability of these developments is preserved.

Public Housing Resident Initiatives

In this section, the City describes the activities to be undertaken during the fiscal year in coordination with the local Housing Authority to encourage tenant involvement in management and efforts to encourage tenant participation in homeownership.

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). The Housing Authority currently has 149 participants on the FSS program and continues marketing efforts to increase FSS participation to 175 households during the next year. This program is designed to allow Section 8 participants and public housing tenants to move up and out of assisted housing. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. To date, one-hundred-ninety-one (191) residents have graduated from the Family Self-Sufficiency program; seventy-one (71) of which are off of all forms of housing assistance, and forty-three (43) of which are first-time homeowners. In addition, twenty (20) families currently operate their own small-businesses.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

N/A. The Housing Authority of the City of Santa Barbara is a "High Performer" under the Section 8 Management Assessment Program and is categorized as a "Standard Performer" under the Public Housing Assessment System.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Government regulation, while a necessary and inevitable activity, can have a limiting effect on attempts to provide affordable housing. This section identifies those public policies, rules, and regulations which have a negative impact on the availability of affordable housing. It outlines actions to remove or ameliorate those negative effects, as identified in the City's Analysis of Impediments to Fair Housing Choice. Table V, next page, lists the identified barriers to affordable housing.

**TABLE V
BARRIERS TO AFFORDABLE HOUSING**

BARRIER	DESCRIPTION	STRATEGY
MARKET		
High cost of land	Land costs of \$100-200 per sq. foot due to desirability of area for upper income.	Program to buy down cost of land for single and multi-family project. RDA, tax-exempt, CDBG, linkage and in lieu fees.
High market price/rents	Median price of single-family home is approximately \$800,000. Median rent is \$1,700 for 2-bedroom unit.	Moderate: Program to write down land cost for new construction results in overall lower housing units. Resale controls for subsidized units. Second mortgage program for units constructed with local subsidy. Mortgage revenue bonds when feasible. Low: Tax exempt and RDA subsidies for purchase of multi-family structures to lower rents. Rent subsidies through Section 8.
Low vacancy in low cost units	The lowest cost rental units have the most competition.	Rental: Buy market-rate projects for conversion to low income. New construction of low-income housing. Owner: New construction with subsidies/second mortgages.
PHYSICAL		
Limited land available	Geographic barriers and political boundaries limit land availability.	Infill projects where possible. Government surplus land conversion to housing. Preserve residential land. High density if appropriate.
Age of housing stock	Housing stock in older community in danger of being lost to marketplace.	Housing rehab program.
INSTITUTIONAL		
High construction standards	Some standards, such as unit size, exceed minimum health and safety needs.	Consider lowering standards, such as has already been done for parking requirements for seniors and minimum unit size for supportive housing. Provide subsidies to compensate for added cost.
Zoning	Some residential areas zoned commercial. Present zoning already allows mixed use, high density for affordable.	Preserve residential areas through residential zoning. Use provisions facilitating affordable (see social/political).
Continuing decline in non-local sources of housing funds.	Tax law changes, decline in Federal and State programs limit available assistance.	Continue attempt to expand sources of funds for housing through new and innovative programs. Support tax law changes.
SOCIAL/POLITICAL		
NIMBY/ Exclusivity	Vote in 1970's limited City population. Some neighborhood resistance to higher density.	Consider allowing higher densities in excess of City population limit for affordable housing.
Locational factors	Older parts of town have highest accumulation of low income.	Continue policy of scattered site development of affordable housing.

High Cost of Land (Housing)

The high cost of land and housing has been documented in the 2010–2014 Consolidated Plan. To help with this, **the City will continue to operate programs that provide financial assistance to buy down the cost of land.** The program will assist both single and multi-family projects. Funds from the City Redevelopment Agency, HOME and Community Development Block Grant will be used.

High Market Price for Homes and Rentals

Both low and moderate-income persons/families will be assisted through the use of Redevelopment Agency subsidies. Low-income persons/families will be assisted by providing subsidies to assist in the purchase of multi-family structures. Through the purchase or development of multi-family structures, rents can be lowered and the units rented through Section 8. Writing down land cost for new construction will assist moderate income. This will result in overall lower housing costs. Through the use of resale controls, subsidized units will continue to be available to moderate income for many years.

Low Vacancy Rates in Low Cost Units.

The City will continue to make Redevelopment Agency funds available for projects that involve buying market-rate projects for conversion into low-income rental units.

Limited Land Available

The City will continue to encourage infill projects where they are possible and appropriate. Any government land that is identified as surplus will be made available to affordable housing first and only sold to the general public if there is no interest from the housing providers. Zoning will be used to help preserve residential land, and higher densities will be explored, including bonus density, in various areas proximate to downtown and transportation corridors.

Age of Housing Stock

The City will continue to operate the Housing Rehabilitation Loan Program. Multi-family structures will be upgraded and if needed, substandard single-family units will be provided emergency rehabilitation. The rehabilitated units will prevent affordable housing units from being lost to the market place by allowing the low-income people living in the units to continue to live in safe and decent housing.

High Construction Standards

The City has adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and the Uniform Plumbing Code which ensure that all housing units are built to specified standards. Some standards, such as unit size, exceed minimum health and safety needs while increasing the cost of construction. **In order to help keep down housing costs and to make the construction of affordable housing more appealing to developers, the City will consider lowering standards, as has already been done for parking requirements for seniors and minimum unit size for supportive housing.**

Zoning

Many residential areas are threatened with the possibility of slowly being converted to commercial use, since the City's present zoning ordinance allows for mixed use of land in several residential neighborhoods. **The City will attempt to preserve these areas by designating them residential and by encouraging residential in commercial areas.**

Zoning which limits the density of housing units presents another barrier to affordable housing. Restricting the number of units which can be built on a particular piece of land means that high land costs must be absorbed by fewer housing units than might otherwise be economically feasible. This causes the cost of an individual unit to rise. Allowing higher density would permit the private market to develop housing at a lower cost per unit; however, higher density does not necessarily result in lower-priced units, as the housing market determines the price at which a unit will sell. **The City, through its Bonus Density Program, will allow increased density in return for price/rent controls on some or all of the units in a development. Granting bonus density units to projects can reduce the costs per unit significantly and allow the development of some or all of the units as affordable to low or moderate income households.**

Decline in Non-Local Sources of Housing Funds

Changes in the tax laws, in addition to a decline in federal and state programs that provide funding for affordable housing have limited the amount of assistance available for housing activities. **The City will attempt to expand sources of housing funds through new and innovative programs and will support tax law changes.**

NIMBY/Exclusivity

The City will continue to allow higher densities to make affordable housing feasible, while also continuing to require high standards of construction and design to fit projects into established neighborhoods.

Locational Factors

Clustering of affordable projects in particular neighborhoods will be discouraged. Policies to require scattered site development will continue to guide the location of affordable housing sites.

HOMELESS

Specific Homeless Prevention Elements

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*

One of the City's long-term strategic objectives is specific to preventing and ending homelessness.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

Categories of Resident to be Assisted:

- Homeless
- Homeless with Children
- Low Income
- Special Needs
- Elderly
- Frail Elderly
- Disabled (mental, physical, developmental, dually diagnosed)
- Persons Diagnosed with AIDS and Their Family
- Persons Threatened with Homelessness

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

SL-1.1 Casa Esperanza will operate a homeless day center, a 70-bed transitional shelter and 30-bed emergency shelter. The Center will provide services and outreach for approximately 1,500 homeless persons to help them reach their potential and attain permanent housing.

SL-1.2 Noah's Anchorage Youth Shelter will provide temporary housing and crisis intervention services to 100 homeless, runaway or disenfranchised youth.

SL-1.3 Domestic Violence Solutions for S.B. County –Emergency Shelter will serve approximately 130 battered female heads-of-households and their children. Temporary shelter, supportive services and transitional assistance will be provided.

SL-1.4 Transition House Comprehensive Services will provide 250 homeless families and persons with emergency shelter, transitional housing, meals, childcare, money-management assistance and job assistance at their three-stage housing program.

Prevention Activities:

1. The Housing Rehabilitation Loan Program - Homeless Prevention (Identified in objectives DH-1.1 and DH-2.1).
2. The City's Fair Housing/Discrimination Program will respond to inquiries and investigate reported cases of discrimination. Outreach to very low-income persons, who meet federal preference, will be conducted.

Non CDBG/HOME-Funded Activities

Prevention Activities:

1. Legal Aid Foundation will provide legal representation to 350 low-income clients living in the City including homeless prevention services. (Identified in objective DH – 1)
2. Catholic Charities will assist 2,050 homeless and at-risk for homelessness by providing financial assistance, supportive social services (budget counseling, food, etc.) and case management to move them towards self-sufficiency. Many clients are minority households with large families.
3. People's Self-Help Housing – Housing the Homeless Program will provide social services to 50 low-income residents of their housing programs (families with children and formerly homeless individuals) to help prevent failure in permanent tenancy.

4. Transition House Homelessness Prevention will provide computer education, GED and ESL services to 400 very low-income persons at-risk of homelessness.

5. The Rental Housing Mediation Task Force will serve approximately 1,300 clients at risk of becoming homeless. RHMTF will provide information and mediation services to anyone in a rental-housing situation (Identified in objective DH-1).

Emergency Shelter:

6. Casa Esperanza Winter Shelter will serve approximately 200 persons per night from December 1, 2012 to March 31, 2013. Cots, hot meals and social services will be provided.

7. AIDS Housing Santa Barbara will provide facilities for special needs low-income persons diagnosed with AIDS or other life-threatening conditions. Full supportive services will be provided in a complete care residential home serving 40 people per year.

8. WillBridge will provide a safe haven as an alternative to incarceration for 40 chronically homeless, mentally ill adults.

9. Freedom Warming Centers will provide 4,331 (unduplicated) chronically homeless and at-risk individuals shelter to avoid hypothermia and avoid death on nights between December 1, 2012 and March 31, 2013 with dangerous weather conditions.

Transitional Housing:

9. Domestic Violence Solutions for S.B. County – Second Stage will provide long-term (18 month) transitional housing for 55 battered women and their children.

10. Hotel de Riviera will provide safe transitional housing with supportive services for 51 dually diagnosed homeless individuals.

11. St. Vincent's – PATHS will provide transitional housing and services for 49 women and their children to allow them to gain independence from welfare.

12. New Beginning Counseling Center will provide case management services for 200 homeless persons at Casa Esperanza, New Faulding Hotel, Hotel de Riviera, WillBridge and Salvation Army, and the RV Safe Parking Project.

13. Casa Serena will provide treatment to 80 low-income women struggling with diseases of alcoholism & drug addiction at one of Casa Serena's three recovery homes.

14. Channel Islands YMCA Transitional Youth Housing will provide supportive services and life skills training to 18 youth aging out of foster care and are living at Artisan Court.

Permanent Supportive Housing:

15. New Faulding Hotel will provide social service case management to prevent failure in permanent tenancy for its 70 marginalized residents.

16. Housing Authority - HOME Assistance/Section 8 set asides (Identified in objective DH-2).

Other Supportive Activities:

17. Storyteller Children's Center will provide free childcare for 90 children age 18 months to 6 years for homeless or at-risk families so they may work, get an education and save money to get them into housing.

18. Community Kitchen will provide daily hot meals for 1,785 low-income, mostly homeless, persons.

19. Santa Barbara Neighborhood Clinics – Dental Care for the Homeless will provide no-cost dental care to 480 homeless individuals.

20. Bringing Our Community Home, which implements the 10-Year Plan to End Chronic Homelessness, will continue to have a discharge planner to work with homeless persons released from jail and will also work with street-outreach workers to maximize existing resources.

21. Council on Alcoholism and Drug Abuse – Project Recovery Detox Center will provide a residential detox program to 214 homeless and unemployed individuals.

Table VI
Funding Programs and Resources Reasonably Expected to
be Available: (Funds listed in objective DH 1 and DH 2 are
not included.)

Funding Source	Amount
CDBG Entitlement	\$118,842
City General Fund	\$325,575
County General Fund	
HUD Continuum of Care So. Coast	\$453,803

Geographic Distribution: Citywide.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

The City's goal is to have a seamless continuum of care for the homeless. The City is implementing a multi-pronged effort, as shown in the following page, to provide adequate housing and social services to this very vulnerable segment of our community. The City will take the following actions: 1) prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless; 2) address emergency shelter and transitional housing needs of homeless individuals and homeless families; 3) help homeless persons make the transition to permanent housing; and 4) support organizations that provide permanent supportive housing. Outreach and assessment is conducted by each individual program.



1. The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as the Housing Rehabilitation Loan Program, the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self-Help Housing, and Catholic Charities all have substantial programs to assist in homeless prevention. Catholic Charities provides small financial grants to help families meet financial obligations in an effort to prevent homelessness. Transition House developed a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. People's Self-Help Housing provides social services to low-income residents of their housing programs to help prevent them from becoming homeless. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings to prevent homelessness. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates any problem for any person in a rental housing situation to prevent the possibility of displacement/homelessness. Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers. In addition, the City of Santa Barbara is the lead agency in a three year Homeless Prevention and Rapid Re-Housing collaborative which includes Transition House, Catholic Charities, Legal Aid Foundation and RHMTF for prevention assistance and Casa Esperanza for rapid re-housing.

2. The City has and will continue to address **emergency shelter and transitional housing needs** of homeless and homeless families through support of homeless programs such as: Inclement Weather Emergency Homeless Shelter for emergency shelter during the harsh winter months; Casa Esperanza for emergency medical beds, temporary and transitional, and social services; Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; AIDS Housing, Santa Barbara (Sarah House) for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses; Noah's Anchorage Youth Shelter for

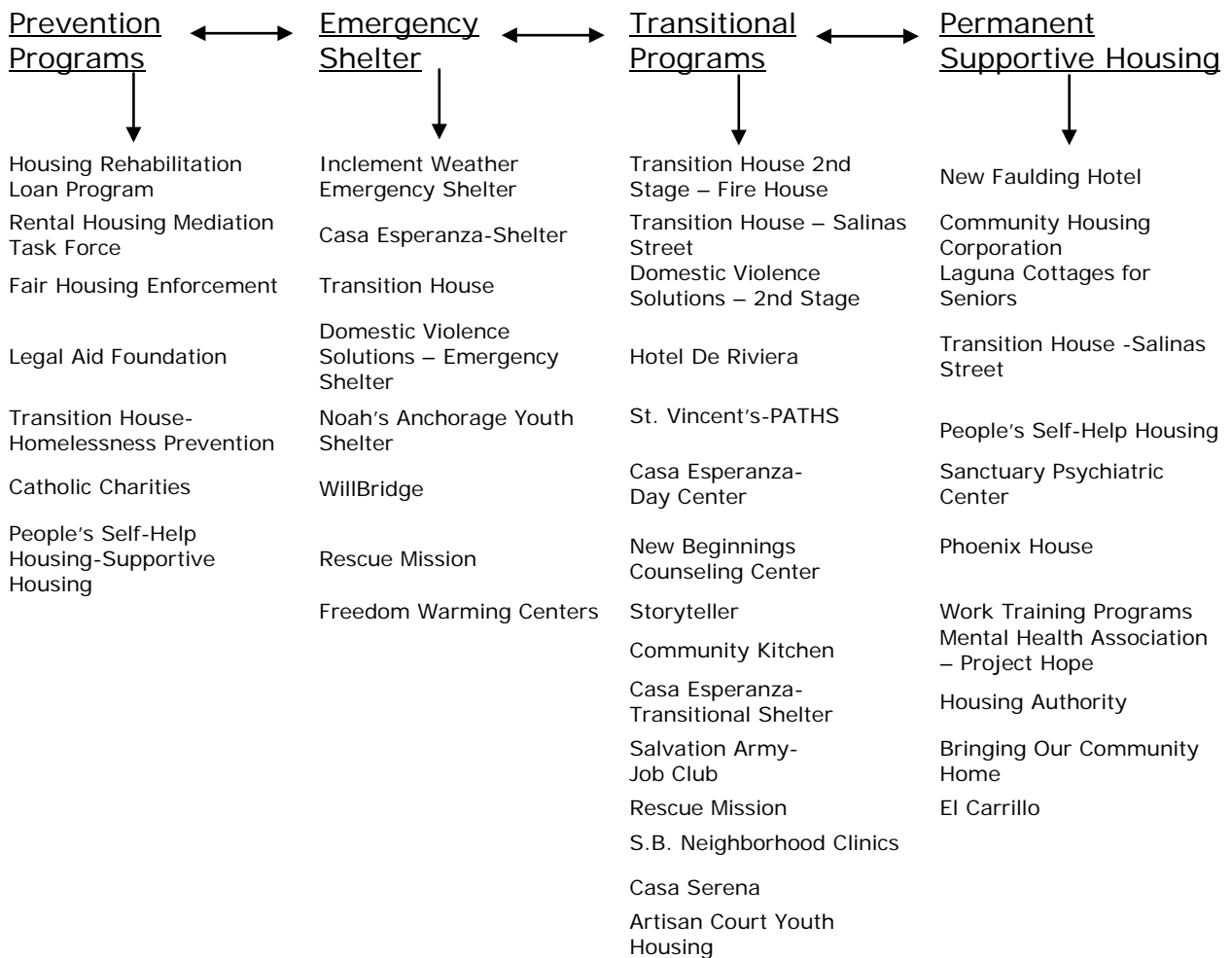
temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth; Freedom Warming Centers for additionally needed emergency shelter during harsh winter months; and WillBridge for temporary shelter as an alternative to incarceration for those with mentally illness. The Rescue Mission also provides emergency shelter 10 days per month per individual.

3. The City **helps homeless persons make a transition to permanent housing** through supportive programs. The main annual goal will be the operation of a 60-bed transitional homeless facility operated by Transition House. The facility offers a full range of homeless transitional services (housing, jobs, medical, and child day care). People who graduate from this program go to the "Fire House" where they continue learning life skills, such as budgeting, and save for first and security deposits for permanent housing. Transition House also has an 8-unit apartment building that will be expanded with an additional 8 units to be used as the next transitional step for their clients who graduate from the Fire House Second Stage program to permanent housing. The City is also supporting the Domestic Violence Solutions Second Stage Program that provides transitional housing for battered women and their children for up to 18 months, the Hotel de Riviera that houses dual-diagnosed homeless persons and transitions them into permanent housing and St. Vincent's PATHS program that provides transitional housing and supportive services for women with children to help them move from welfare to work and self-sufficiency. Supportive programs including Casa Esperanza Day Center for basic human services and supportive services, New Beginnings Counseling Center for case management, Storyteller for childcare, the Community Kitchen for meals and S.B. Neighborhood Clinics for dental care for the homeless are funded by the City of Santa Barbara. Other programs in the community that help people transition into permanent housing include the Casa Esperanza Transitional Shelter Program, Salvation Army Job Club Program, Casa Serena and the Rescue Mission. The Housing Authority of the City of Santa Barbara also provides permanent housing for those transitioning from homelessness. In an effort to meet the need for transitioning homeless persons to permanent housing, this City supports applications for McKinney Supportive Housing Grant funds. **Non-homeless persons with special needs categories are also identified in objectives DH-1, DH-2, SL-1 and SL-3.** Groups identified include the elderly, AIDS diagnosed, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, alcohol and drug addiction.

4. The City supports organizations that provide **permanent supportive housing** including the New Faulding Hotel for individuals and other programs through the Housing Rehabilitation Loan Program (identified in objective DH-2) and the Affordable Housing Program (identified in objective DH-2 and SL-1). Assisted entities include the Community Housing Corporation for individuals, Laguna Cottages for Seniors, Transition House for families, People's Self-Help Housing Corporation for families, Sanctuary Psychiatric Center for dual diagnosed substance abuse and mentally ill, Phoenix House for severely mentally ill, Mental Health Association for mentally ill individuals, Work Training Programs for persons with disabilities and Housing Authority for homeless individuals (including chronic homeless). Brining Our Community Home is implementing the 10-Year Plan to End Chronic Homelessness. Its goal is to successfully house chronically homeless individuals utilizing a supportive housing model. They are also coordinating existing programs and projects (both public and private) throughout Santa Barbara County by enhancing the programs that work, amending inefficient programs or delivery of services and reducing duplication of services. The City anticipates supporting other permanent supportive housing projects as the Plan continues.

These programs, as well as others listed in the Action Plan and Table VII below, create our seamless continuum of care for the homeless population in Santa Barbara.

TABLE VII
City of Santa Barbara
Homeless Continuum of Care



3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The City has worked closely with the County of Santa Barbara, three other cities in the County and many community members to support our Ten-Year Plan to End Chronic Homelessness, called *Bringing Our Community Home*. The organization has been operational since late 2007. It has a 30-member Governing Board, made up of government and non-profit service providers, business leaders, members of the faith-based community, homeless representatives and elected officials. Its fiscal umbrella is Casa Esperanza Homeless Shelter. Additional Action Steps for FY 2011 include:

- Restorative Court: Its goal is to identify those defendants arrested in the City of Santa Barbara who may benefit from sobriety and mental health programs or from reuniting them with family. Restorative Court is an

entirely voluntary court that diverts individuals charged with transient related crimes from the traditional arraignment court into a separate restorative justice court that focuses on reintegrating individuals into society. A case management plan is developed and may include getting an individual into the appropriate alcohol treatment center, coordinating release and availability of medication, locating housing, obtaining identification, and assisting the individual in obtaining social security or disability.

- Jail Outreach Coordinator: Also a member of the Restorative Court team, speaks with homeless inmates in County jail and provides discharge planning services;
- Street-outreach teams: Serve in collaboration with the Police Department and Restorative Court to maximize resources;
- Working with housing developers and supportive-services providers to increase the number of supportive housing placements; and
- Continuing to coordinate existing programs and projects by enhancing programs that work, amending inefficient programs or delivery of services and reducing duplication of services.

4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as Housing Rehabilitation Loan Program, Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self Help Housing and Catholic Charities all have substantial programs to assist in homeless prevention and will be funded with either CDBG or City General Funds during FY2012. See objectives DH-1, DH-2 and SL-1 above for descriptions and amounts.

5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Jail Discharge Coordination is an integral part of *Santa Barbara County's Ten-Year Plan to End Chronic Homelessness*. Bringing our Community Home has secured City and County funds since 2009 to hire a Jail Outreach Coordinator. The Jail Outreach Coordinator coordinates with street outreach teams, City Police, County Sheriffs, Restorative Court and CHP officers to ensure that all arrested homeless persons are contacted while in jail and introduced to the program. The Coordinator works with each homeless inmate, their case worker (if they have one), jail medical and mental health staff, and potential housing destinations, including shelters, treatment programs, sober living homes, transitional housing programs and permanent housing sites, to determine appropriate services and placement after being discharged from jail.

COMMUNITY DEVELOPMENT

Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*

Community development needs include a wide variety of neighborhood facilities such as child care centers and youth activity centers, improvements to parks and public spaces, human services to support physical development activities, and economic development.

2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

One of the City's long-term strategic objectives is specific to community development and another one is specific to economic development. See the long-term and short-term objectives below:

SL-3 Sustainability for the Purpose of creating Suitable Living Environments

Categories of Resident to be Assisted:

- Homeless
- Female Heads of Households
- Renters
- Elderly
- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Persons with Disabilities (mental, physical, developmental)
- Moderate Income
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities:

SL-3.1 City of Santa Barbara Target Area Neighborhood Improvement Program will:

1. Install bus shelters at bus stops in low-income neighborhoods.

2. Install exterior lighting and benches at the Westside Community Center.
3. Redesign the restrooms at the Westside Community Center to make them ADA accessible.
4. Repair and replace the Cabrillo Ball field storm drain.
5. Install ADA-compliant access ramps at priority intersections within the low income Westside and Eastside neighborhoods.

Girls Incorporated will replace 65 inoperable, non-tempered windows with double-paned, tempered, double glazed adjustable windows in order to provide improved facilities for disadvantaged girls attending the center's after-school and summer programs.

Santa Barbara Neighborhood Clinics will replace failed exterior membrane (Stucco), replace roofing, replace dilapidated, non-operable, and leaking windows, replace water damaged drywall, convert existing bathrooms for American Disabilities Act (ADA) compliance, and modify entryway for ADA compliance at the Eastside Family Dental Clinic.

Jewish Federation will rehabilitate the restrooms, and access to and from common area to meet ADA requirements. The Jewish Federation serves low and moderate income persons, including at-risk youth and elderly persons.

Legal Aid will build a security wall in the lobby of the Legal Aid building creating a keyed entry and security door to enter the employee area. Legal Aid Foundation provides free legal services to low income persons, seniors, victims of domestic violence and elder abuse.

St. Vincent's will install a toilet and sink in the St. Vincent's Early Childhood Education Center's toddler area, which serves low-income families.

Table VIII
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
CDBG Entitlement	\$384,981
CDBG Reprogrammed Funds	\$146,540

Geographic Distribution: Citywide

EO-2 Affordability for the Purpose of Creating Economic Opportunities

Categories of Resident to be Assisted:

- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Persons with Disabilities
- Renters

- Female Heads of Households
- Minority Households

CDBG/ HOME Entitlement/Repayment Funded Activities:

Community Development Loan Fund will be operated by Women's Economic Ventures. Approximately three small business loans will be made to persons who do not qualify for conventional bank loans. CDBG previously provided seed money to help establish a revolving loan fund for this purpose. In addition, WEV will provide Self Employment Training Program scholarships to 25 low-moderate income residents to assist them establish, stabilize, or expand their micro-enterprise businesses.

Table IX
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
CDBG Entitlement	\$50,000
Private Banks	\$125,000

Geographic Distribution: Citywide.

Antipoverty Strategy

- 1. Describe the actions that will take place during the next year to reduce the number of poverty level families.*

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

A relatively new City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang-related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness. Exposed individuals show symptoms of Post Traumatic Stress Disorder and clinical depression.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-Homeless Special Needs

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

Non-homeless Special Needs are included in the City's long-term strategic objective specific to preventing and ending homelessness, see Homeless section above. Groups identified include the elderly, persons with HIV/AIDS, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, and persons with an alcohol or drug addiction (also see Table 1C of the 2010-2014 Consolidated Plan). Specific activities related to non-homeless special needs are detailed in the objectives in sections DH-1, DH-2, SL-1, SL-3 of the Action Plan.

- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Non-homeless Special Needs are included in the City's long-term strategic objective specific to preventing and ending homelessness. See Homeless section above. The resources reasonably expected to be available to address non-homeless special needs are included in Table VI, above.

OTHER NARRATIVES/ATTACHMENTS

Include any Action Plan information that was not covered by a narrative in any other section.

Affirmatively Further Fair Housing Policy and Procedures

Results of Analysis of Impediments to Fair Housing (See the City of Santa Barbara's Analysis of Impediments to Fair Housing Choice for detailed information). An update to the Analysis will be completed in FY 13.

- The City of Santa Barbara continues to need comprehensive Fair Housing services that include intake, testing and negotiation.
- There is a continuing need for education among county tenants and landlords regarding Fair Housing laws and special populations (i.e. physically and mentally disabled, large families, child-care providers, Section 8 tenants).
- There continues to be a need for Fair Housing Enforcement Program activities with an emphasis on education regarding disability accessibility.
- There is a critical need for affordable housing.
- Affordable and decent housing for large households is needed preferably near community services.

- More handicapped accessible housing is needed.
- There is a need for permanent supportive housing for chronically homeless persons.
- Rehabilitation of existing affordable older housing stock is needed to maintain housing choice.
- City review boards need to shorten the review time and reduce burdensome requirements on housing development.

Goals for Fiscal Year 2012-2013:

1. The City of Santa Barbara will fund and strengthen its Fair Housing Enforcement Program.
 - This program will respond to, and investigate if necessary, complaints from the public.
 - Brochures and information packets for landlords and tenants will be distributed throughout the City of Santa Barbara.
 - Advertising and outreach education will be conducted on the local public access television channel, the City of Santa Barbara's Web Page, City Council and County Board of Supervisors meetings, the local rental property association meetings, local newspapers and various presentations.
2. The City of Santa Barbara will maintain and improve its Rental Housing Mediation Task Force Program.
 - The RHMTF will provide five presentations for Fair Housing education on housing rights and landlord/tenant responsibilities.
 - The program will serve approximately 1,400 people with housing-related problems.
3. The City of Santa Barbara will provide funds for agencies that further Fair Housing.
 - Legal Aid will be funded through Human Services to provide legal assistance in housing, family law, domestic violence, public benefits, and civil rights for 350 low-income families and individuals.
 - The City will support child-care programs with the specific intent to allow parents, especially from large family and minorities, a chance to work so they can afford housing.
4. The Joint Cities/County Affordable Task Group will hold twelve meetings to further develop affordable housing on a countywide basis. This group consists of the county's local non-profits and cities.
5. The City of Santa Barbara will operate and fund the Housing Rehabilitation Loan Program in order to maintain affordable housing stock, especially for minorities and women.
6. The City will work with local CHDO's, housing non-profit agencies and the housing authority to develop affordable housing utilizing CDBG, HOME and Redevelopment funds.
7. In an effort to create more housing, the City will attempt to undertake a demonstration project to create a special zone in the city for mixed-use residential/office buildings.

8. The City will maintain and fine-tune their new computer application procedures to streamline the permit review process that will reduce time and save money and thereby reduce the cost of housing.
9. The City will maintain its policy of scattered site development. This means that affordable housing project developers will be encouraged to build in non-low income neighborhoods, preferably new community services.
10. The City will require all new housing developments to meet handicapped accessible standards. A separate committee, with at least one disabled person on it, will review development plans for all new construction to ensure compliance with standards.
11. The Housing Authority of the City of Santa Barbara will maintain a work training program for low-income minority youth in order for the youth to gain valuable employment skills in order to be able to afford housing.
12. The City will work with the County of Santa Barbara on a comprehensive homeless grant for HUD Continuum of Care funds to be utilized to access housing for homeless persons as well as the Ten-Year Plan to End Chronic Homelessness.
13. The City will fund the Independent Living Resource Center to assist disabled persons to secure affordable accessible housing and to educate landlords on the benefits of retrofitting rental units to make them accessible to persons with disabilities.
14. The City staff will encourage review boards to reduce the amount of review and streamline the review process to reduce the cost of housing.

ATTACHMENT 3A
CITY OF SANTA BARBARA

DRAFT Summary of Specific Annual Objectives Total

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
Availability/Accessibility of Decent Housing (DH 1)							
DH 1.1	If needed, provide emergency rehabilitation and urgent repairs to substandard single-family units located where large numbers of low income, minority and persons with disabilities reside. eliminate hazards to health and safety and halt deterioration of a structure to increase its useful life. <i>Housing Rehab Loan Program - Single Unit</i> HIGH PRIORITY	CDBG REPAYMENT \$100,000	2010 2011 2012 2013 2014	• Number of HRLP loans to	5 5 5 5 5	5 5 5 0 0	100% 100% 100% 0% 0%
MULTI-YEAR GOAL					25	15	60%
DH 1.2	Address the need for available/accessible decent housing by investigating reported cases of discrimination, educating landlords and tenants on fair housing, and providing information and mediation services to landlords and tenants. <i>Further Fair Housing/Prevent Discrimination</i> MEDIUM PRIORTIY	CDBG \$11,923 City GF \$22,000	2010 2011 2012 2013 2014	• N/A	1,500 1,500 1,500 1,500 1,500	1,458 1,255 1,305 	97% 84% 87% 0% 0%
MULTI-YEAR GOAL					7,500	4,018	54%
Affordability of Decent Housing (DH-2)							
DH 2.1	Address the need for affordable decent housing by providing rehabilitation to multi-unit rental housing for low to moderate-income renters. <i>Housing Rehabilitation (Multi- Unit)-Rental</i> HIGH PRIORITY	CDBG REPAYMENT \$300,000 HOME \$32,588	2010 2011 2012 2013 2014 	• # of housing units occupied by low to moderate-income households • # of housing units brought to standard • # of housing units made accessible	20 20 20 20 20 	20 20 20 	100% 100% 100% 0% 0%
MULTI-YEAR GOAL					100	60	60%
DH 2.2	Address the need for affordable decent housing by acquiring and/or rehabilitating low-income rental and/or owner housing units. <i>New Affordable Housing-Rental & Owner</i> HIGH PRIORITY	HOME \$50,000	2010 2011 2012 2013 2014	• Total Number of Housing Units	2 2 2 2 2	2 2 2 	100% 100% 100% 0% 0%
MULTI-YEAR GOAL					10	6	60%
DH 2.3	Address the need for affordable decent housing by constructing low-income rental and homeowner housing units. <i>New Affordable Housing-Rental & Owner</i> HIGH PRIORITY	HOME \$170,000	2010 2011 2012 2013 2014	• Total Number of Housing Units	3 3 3 3 4	3 3 3 	100% 100% 100% 0% 0%
MULTI-YEAR GOAL					16	9	56%
DH 2.4	Address the need for affordable decent rental housing by offering security deposit assistance. MEDIUM PRIORITY	HOME REPAYMENT \$50,000	2010 2011 2012 2013 2014 	• Total Number of Households receiving assistance • Number of Households receiving short-term assistance • Number of Homeless receiving assistance	50 50 50 50 50 	50 50 50 	100% 100% 100% 0% 0%
MULTI-YEAR GOAL					250	150	60%
DH 2.5	Address the need for affordable decent rental housing by offering Tenant Based Rental Assistance HIGH PRIORITY	HOME \$130,000	2010 2011 2012 2013 2014 	• Total Number of Households receiving assistance • Number of Households receiving short-term assistance • Number of Homeless receiving assistance	30 30 30 30 30 	30 30 30 	100% 100% 100% 0% 0%
MULTI-YEAR GOAL					150	90	60%

ATTACHMENT 3A
CITY OF SANTA BARBARA

DRAFT Summary of Specific Annual Objectives Total

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
TOT	TOTAL DECENT HOUSING	CDBG \$411,923 HOME \$432,588	2010	Total Housing	1,610	1,568	97%
			2011		1,610	1,365	85%
			2012		1,610	1,415	88%
			2013		1,610	0	0%
			2014		1,611	0	0%
				TOTAL DECENT HOUSING	8,051	4,348	54%

DRAFT Summary of Specific Annual Objectives Total

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
Availability / Accessibility of Suitable Living Environment (SL - 1)							
SL 1.1	To improve the availability/accessibility of living environment for homeless persons by providing basic human services and supportive services. <i>Homeless (Casa Esperanza)</i>	CDBG \$48,000	2010	Number of Persons with Improved Access	1,600	1,600	100%
			2011		1,600	1,500	94%
			2012		1,600	1,500	94%
			2013		1,600		0%
			2014		1,600		0%
	HIGH PRIORITY		MULTI-YEAR GOAL		8,000	4,600	58%
SL 1.2	To improve the availability/accessibility of living environment for homeless, disenfranchised and dysfunctional youth by providing shelter and emergency services. <i>Homeless (Noah's Anchorage)</i>	CDBG \$12,500	2010	Number of Persons with Improved Access	200	200	100%
			2011		200	195	98%
			2012		200	100	50%
			2013		200		0%
			2014		200		0%
	HIGH PRIORITY		MULTI-YEAR GOAL		1,000	495	50%
SL 1.3	To improve the availability/accessibility of living environment for battered women and their children by providing emergency shelter and supportive services. <i>Special Needs (Domestic Violence Solutions)</i>	CDBG \$19,342	2010	Number of Persons with Improved Access	150	150	100%
			2011		150	150	100%
			2012		150	130	87%
			2013		150		0%
			2014		150		0%
	MEDIUM PRIORITY		MULTI-YEAR GOAL		750	430	57%
SL 1.4	To improve the availability/accessibility of living environment for homeless families with children by providing transitional shelter and supportive services. <i>Homeless (Transition House)</i>	CDBG \$39,000	2010	Number of Persons with Improved Access	350	350	100%
			2011		350	375	107%
			2012		350	250	71%
			2013		350		0%
			2014		350		0%
	HIGH PRIORITY		MULTI-YEAR GOAL		1,750	975	56%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	To improve the sustainability of the suitable living environment in low to moderate-income areas by providing public facilities and improvements.	CDBG \$384,981 Reprogram \$146,540	2010	Number of Persons with Improved Access	29,920	29,920	100%
			2011		29,920	29,920	100%
			2012		29,920	29,920	100%
			2013		29,920		0%
			2014		29,920		0%
	HIGH PRIORITY		MULTI-YEAR GOAL		149,600*	89,760	%
TOTAL SL	TOTAL SUITABLE LIVING ENVIRONMENT	CDBG \$503,823 Reprogram \$146,540	2010	Total Persons	34,220	34,320	100%
			2011		34,220	32,140	94%
			2012		34,220	31,900	93%
			2013		34,220	0	0%
			2014		34,220	0	0%
			TOTAL		171,100	98,360	57%

DRAFT Summary of Specific Annual Objectives Total

	Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
Affordability of Economic Opportunity (EO-2)							
EO 2.1	Address the need for affordable economic opportunity by providing loans to low-moderate income persons to establish, stabilize or expand their micro-enterprise businesses and provide scholarships for training.	CDBG \$50,000	2010	Number of Businesses Assisted	3	3	100%
			2011		3	3	100%
			2012		3	5	167%
			2013		3		0%
			2014				
					3		0%
			MEDIUM PRIORITY		MULTI-YEAR GOAL		15
	TOT	TOTAL ECONOMIC OPPORTUNITY	CDBG \$50,000	2010	Total Businesses	3	3
		2011	3	3		100%	
		2012	3	5		167%	
		2013	3	0		0%	
		2014	3	0		0%	
				TOTAL BUSINESSES	15	11	73%

SUMMARY OF CDBG FUNDS
FY 2012-2013

Entitlement	\$792,279
Reprogram	<u>\$146,540</u>
Subtotal CDBG	\$938,819
Program Income (Revolving Loan)	<u>\$400,000</u>
TOTAL:	<u>\$1,338,819</u>

<u>CDBG</u>		<u>Entitlement</u>	<u>Repay*</u>	<u>Reprogram</u>	<u>Total</u>
15%	Public Service	118,842	--	--	\$118,842
	Capital	514,981	(80,000)*	146,540	\$581,521
	HRLP Revolving Loan	--	400,000	--	\$400,000
20%	Admin/Fair Housing/RHMTF	158,456	80,000	--	<u>\$238,456</u>
					\$1,338,819

*Home Rehab Repayment funds are estimated at \$400,000. Up to 15% can be used for Public Service and up to 20% can be used for Administration.

Public Service

48,000	Casa Esperanza – Homeless Day Center	05
12,500	Channel Island's YMCA, Noah's Anchorage - Youth Shelter	05D
19,342	Domestic Violence Solutions - Santa Barbara Shelter	05G
<u>39,000</u>	Transition House - Homeless Shelter	05
\$118,842		

Capital

400,000	City Community Development - Housing Rehab Loan Program	14A
	(Repayment: \$100,000 Single; \$300,000 Multi)	14B
281,146	City Target Area Neighborhood Improvement Project	03
	(Entitlement: \$134,606; Reprogram: \$146,540)	
45,000	Girls Incorporated of Santa Barbara	03D
100,000	Jewish Federation	03E
8,900	Legal Aid Foundation	03
90,000	S.B. Neighborhood Clinics	03P
6,475	St. Vincent's	03M
<u>50,000</u>	Women's Economic Ventures - Micro Enterprise Loan Fund	18C
\$ 981,521		

Administration and Fair Housing

226,533	CDBG Administration	21A
<u>11,923</u>	Fair Housing Program	21D
\$ 238,456		
<u>\$1,338,819</u>	GRAND TOTAL	



2010 CENSUS MAP 2

Legend:

Boundaries

- State
- '10 County
- '10 Census Tract

Features

- Major Road
- Street
- Stream/Waterbody

Items in grey text are not visible at this zoom level

